

City Clerk's Office

City of Riverside
City Hall
3711 Orange St.
Riverside, Calif. 92501

81504

Landscape & Slope Ease.-Ramona Dr.

DOCUMENTARY TRANSFER TAX - None

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

LANDSCAPE AND SLOPE EASEMENT

2890

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RIVERSIDE JUNIOR COLLEGE DISTRICT

as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right of way for:

- (a) The installation, construction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of a sprinkler system;
- (b) The planting, renewing or removing of trees, shrubs and plants of such types as shall be designated by the City of Riverside;
- (c) The construction, reconstruction and maintenance of roadway slopes, supports and landscaping, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in performance of said work and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors, together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of Lots 172, 173, 190 and 191 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7 of Maps, page 3 thereof, records of San Bernardino County, California, described as follows:

PARCEL I

Commencing at the point of intersection of the northwest line of said Lot 190 with the northeast line of Ramona Drive (60.00 feet wide) as shown on the map of the Brentwood Place Tract on file in Book 8, page 83 of Maps, records of Riverside County, California; said point of intersection being the beginning of a tangent curve, concave southwest, having a radius of 541.00 feet; also said point of intersection is hereinafter referred to as point "A";

Thence southeast, along said curve, an arc length of 264.55 feet, thru a central angle of 28° 01' 03", to the TRUE POINT OF BEGINNING;

Thence continuing southeast, along said curve, an arc length of 55.12 feet, thru a central angle of 5° 50' 14", to a non-tangent curve, concave southwest, having a radius of 45.00 feet; the initial radial line of last mentioned curve bears North 05° 22' 14" West;

Thence east, southeast, south and southwest along last mentioned curve, an arc length of 106.51 feet, thru a central angle of 155° 36' 49", to a reverse curve having a radius of 15.00 feet, concave to the southeast;

Thence southwest, south, and southeast, along said reverse curve, an arc length of 15.00 feet, thru a central angle of 57° 17' 03" to a point

D-7320

Microfilm recording from 4-1-55. Book and year of filing. Identify by account number

RECEIVED FOR RECORD

JUL 22 1971

Min. Past 7 o'clock
At Request of
CITY CLERK
Recorded in Official Records
of Riverside County, California

W.H. Dalrymple

Recorder
FEE \$ 1.00

FOR RECORDER'S OFFICE USE ONLY

of reverse curve with said curve having a radius of 541.00 feet; a radial line through last mentioned point bears North 72° 57' 32" East;

Thence southeast, along said curve having a radius of 541.00 feet, an arc length of 5.00 feet, thru a central angle of 0° 31' 46";

Thence North 72° 57' 32" East, 131.00 feet;

Thence South 81° 30' 41" East, 204.78 feet;

Thence South 60° 57' 40" East, 27.00 feet to a tangent curve, concave to the northwest and having a radius of 20.00 feet;

Thence southeast, east, and northeast, along said curve, an arc length of 33.13 feet, thru a central angle of 94° 53' 58" to a tangent line;

Thence North 24° 08' 22" East, along said tangent line, 7.47 feet to the point of intersection with a non-tangent curve, concave to the southwest and having a radius of 960.00 feet; said point of intersection hereinafter referred to as point "B"; the initial radial line of last mentioned curve through said point of intersection bears North 23° 02' 52" East;

Thence northwest along said curve, an arc length of 227.96 feet, thru a central angle of 13° 36' 19" to a reverse curve, concave to the northeast, having a radius of 1040.00 feet;

Thence northwest, along said curve, an arc length of 238.50 feet, thru a central angle of 13° 08' 21" to the TRUE POINT OF BEGINNING.

PARCEL II

Commencing at point "B" hereinabove described;

Thence southeast, along said curve having a radius of 960.00 feet and concave to the southwest, an arc length of 35.73 feet, thru a central angle of 2° 07' 56" to the TRUE POINT OF BEGINNING.

Thence continuing southeast, along said curve, an arc length of 64.66 feet, thru a central angle of 3° 51' 32", to a tangent line;

Thence South 60° 57' 40" East, along said tangent line, 114.78 feet to a tangent curve, concave to the southwest, having a radius of 27.00 feet;

Thence southeast, along said curve, an arc length of 24.05, thru a central angle of 51° 01' 52" to the southeast line of that certain parcel of land conveyed to Riverside Junior College District by deed recorded June 11, 1971 as Instrument No. 63054, official records of said Riverside County;

Thence North 62° 21' 32" West, 179.31 feet;

Thence South 29° 02' 20" West, 20.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 20.00 feet;

Thence northwest, north and northeast, along said curve, an arc length of 29.71 feet, thru a central angle of 85° 06' 02" to a tangent line;

Thence North 24° 08' 22" East, along said tangent line, 13.98 feet to the TRUE POINT OF BEGINNING.

PARCEL III

Commencing at a point "A" hereinabove described;

Thence North 29° 02' 20" East, along said northwest line of Lot 190, a distance of 10.00 feet to a line that is parallel with and distant 40.00 feet northeast as measured at right angles to the southeast prolongation of the centerline of said Ramona Drive and the TRUE POINT OF BEGINNING;

Thence South 60° 57' 40" East, along said parallel line, 137.17 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 960.00 feet;

Thence southeast, along said curve, an arc length of 328.34 feet, thru a central angle of 19° 35' 47" to a reverse curve, concave to the south, having a radius of 1040.00 feet;

Thence southeast, along said reverse curve, an arc length of 184.26 feet, thru a central angle of 10° 09' 04" to a point of reverse curve, concave to the northwest, having a radius of 19.00 feet; the last mentioned point hereinafter referred to as point "C";

Thence southeast, east and northeast, along said curve, an arc length of 29.00 feet, thru a central angle of 87° 27' 22", to a tangent line;

Thence North 22° 08' 15" East, along said tangent line, 53.50 feet;

Thence North 67° 51' 45" West, 13.00 feet;

Thence South 28° 32' 07" West, 53.84 feet;

Thence North 65° 20' 00" West, 636.02 feet to said northwest line of Lot 190;

Thence South 29° 02' 20" West, along said northwest line, 72.00 feet to the TRUE POINT OF BEGINNING.

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PARCEL IV

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Commencing at point "C" hereinabove described;
 Thence southeast, along said curve having a radius of 1040.00 feet and concave to the south, an arc length of 92.13 feet, thru a central angle of 5° 04' 43", to the TRUE POINT OF BEGINNING;
 Thence continuing southeast, along said curve, an arc length of 79.26 feet, thru a central angle of 4° 22' 00", to a tangent line;
 Thence South 60° 57' 40" East, along said tangent line, 117.23 feet;
 Thence North 29° 02' 20" East, 13.00 feet;
 Thence North 60° 06' 50" West, 197.88 feet;
 Thence North 15° 44' 20" East, 53.84 feet;
 Thence North 67° 51' 45" West, 13.00 feet;
 Thence South 22° 08' 15" West, 53.50 feet to a tangent curve, concave to the northeast, having a radius of 19.00 feet;
 Thence southwest, south and southeast, along said tangent curve, an arc length of 29.01 feet, thru a central angle of 87° 27' 55" to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL

By George J. [Signature] 6/17/71 by EM
 Surveyor

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right of way

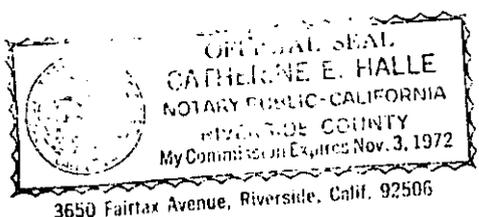
Dated July 20, 1971

RIVERSIDE JUNIOR COLLEGE DISTRICT
 By Wilfred J. Airey
 By Leroy E. Gren

CONSENT TO RECORD

STATE OF CALIFORNIA,
 COUNTY OF RIVERSIDE

ss. July 20, 19 71,
 ON July 20, 19 71,
 before me, the undersigned, a Notary Public in and for said State, personally appeared Wilfred J. Airey and
Leroy E. Gren, known to me to be the
President and Secretary, Board of Trustees
Riverside Junior College District
 of the Riverside Junior College District, known to me to be the person
 the Riverside Junior College District that executed the within instrument, known to me to be the person
 executed the within instrument, on behalf of the Riverside Junior College District therein named, and acknowledged
 to me that such Riverside Junior College District Generation executed the same.



WITNESS my hand and official seal.

Catherine E. Halle
 Notary Public in and for said State.

81504

81504

S. C. C. A.
M.B. 7/3 S.B. Co.

173

190

	R	Δ	L
①	541'	33°51'17"	319.66'
②	541'	10°03'55"	95.04'
③	15'	57°17'03"	15.00'
④	45'	135°36'49"	106.51'
⑤	541'	28°01'03"	264.55'
⑥ ⑦	1000'	9°47'53"	171.01'

AMENDED MAP OF
TERRACE PARK TRACT
M.B. 9/8

BRENTWOOD
PLACE TRACT
M.B. 8/83

RIVERSIDE AVE.

RAMONA DR.

DR.

SLOPE & LANDSCAPE EASE.

CITY OF RIVERSIDE, CALIFORNIA

2/18

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein

SHEET 2

SCALE: 1" = 100'

DRAWN 6/8/71 BY ME

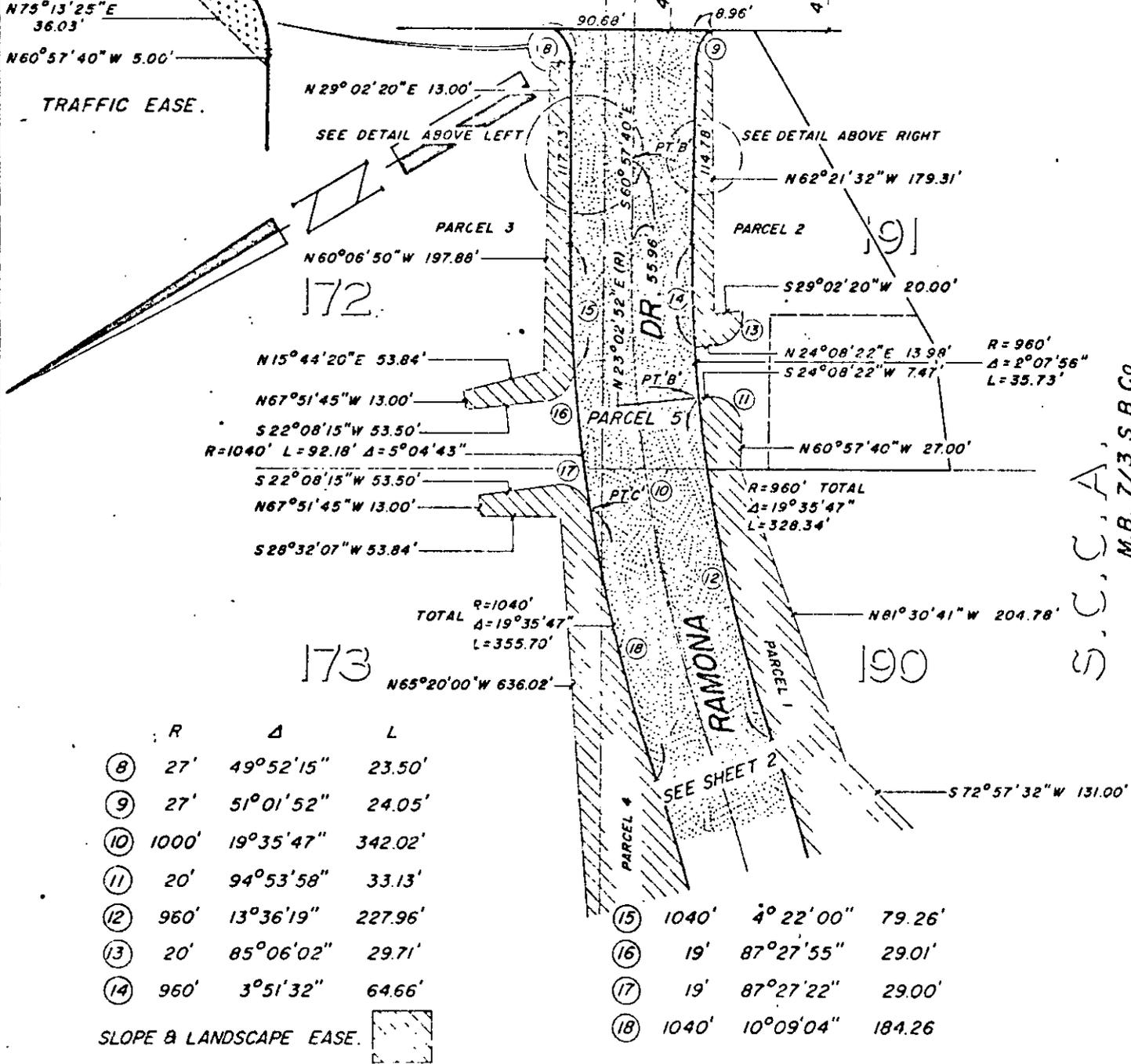
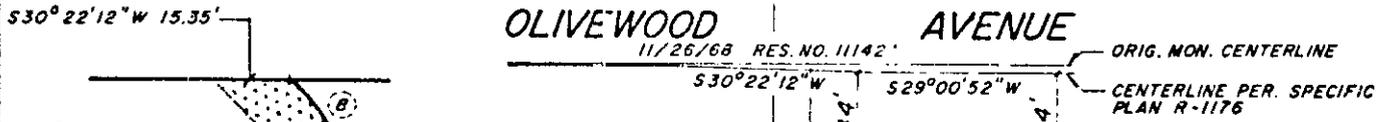
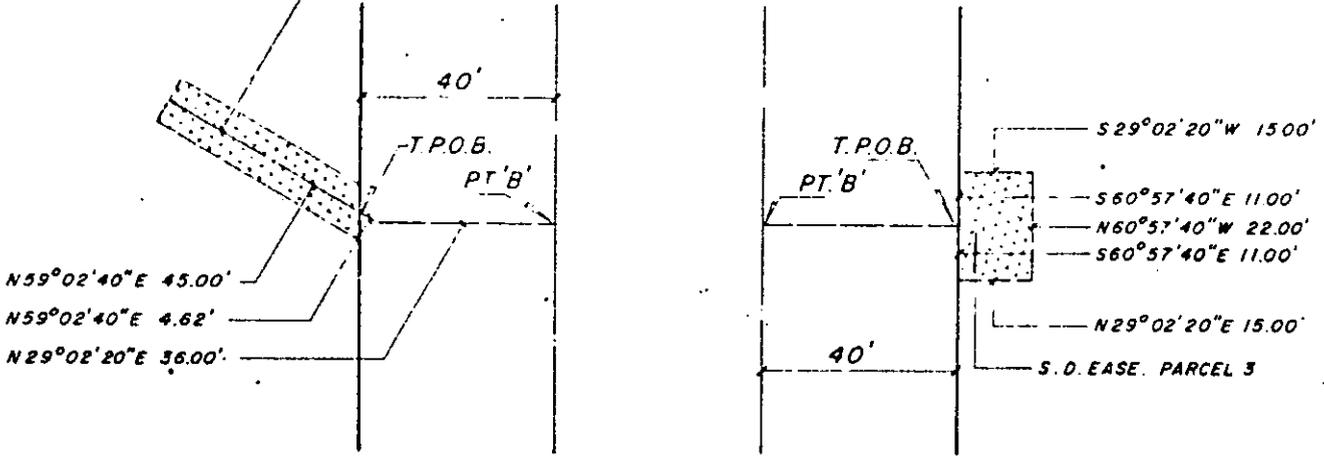
SUBJECT RAMONA DR

OF 3 SHEETS

D-7390

81504

PARCEL 2
CENTERLINE 10' S.D. EASE.



R	Δ	L	
⑧	27'	49°52'15"	23.50'
⑨	27'	51°01'52"	24.05'
⑩	1000'	19°35'47"	342.02'
⑪	20'	94°53'58"	33.13'
⑫	960'	13°36'19"	227.96'
⑬	20'	85°06'02"	29.71'
⑭	960'	3°51'32"	64.66'

SLOPE & LANDSCAPE EASE.

⑮	1040'	4°22'00"	79.26'
⑯	19'	87°27'55"	29.01'
⑰	19'	87°27'22"	29.00'
⑱	1040'	10°09'04"	184.26'

S. C. C. A.
M.B. 7/3 S.B. Co.

CITY OF RIVERSIDE, CALIFORNIA

2/18

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SHEET 3

SCALE: 1" = 100'

DRAWING / R / 71 BY ME

SUBJECT RAMONA DR

1 of 3

7390